

# **A G E N D A**

## **BUILDING COMMITTEE**

December 12, 2001

11:00 A.M. Legal Conference Room  
Legal Division – 4<sup>th</sup> Floor Romney Building

## **STATE ADMINISTRATIVE BOARD**

December 18, 2001

11:00 A.M. Senate Appropriations Room  
3<sup>rd</sup> Floor Capital

### **AWARD OF CONSTRUCTION CONTRACTS**

1. DEPARTMENT OF NATURAL RESOURCES, PORT AUSTIN & CASEVILLE - Port Crescent State Park & Sleeper State Park – Waste Water System Upgrade  
File Nos. 751/01012.HRB, 751/01013.HRB, 751/01014.HRB & 751/01015.HRB –  
Index Nos. 59630 & 59670  
Low Responsive Bidder: Lee Wood Contracting, Inc., Essexville; \$1,888,000.00

### **REVISIONS TO CONSTRUCTION CONTRACTS**

2. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – State Library & Historical Center – Parking Lot Renovation  
File No. 071/00093.RCH – Index No. 11216  
Tom's Advanced Paving Company, Lansing; CCO No. 4, Incr. \$203,982.00
3. DEPARTMENT OF MANAGEMENT AND BUDGET, DIMONDALE – Secondary Governmental Complex – Expand Chiller Water System – Phase I – Install 2,200 Ton Chiller  
File No. 071/00526.DCS – Index No. 11264  
John E. Green Company, Lansing; CCO No. 4, Incr. \$35,088.00
4. DEPARTMENT OF COMMUNITY HEALTH, NORTHVILLE – Northville Psychiatric Hospital – Installation of a Cooling System  
File No. 391/99384.DCS – Index Nos. 11246 & 11060  
Diversified Mechanical Services, Inc., Comstock Park; CCO No. 3, Incr. \$33,584.61
5. DEPARTMENT OF ENVIRONMENTAL QUALITY, KALAMAZOO – Nolichucky Site – Waste Removal, Demolition & Site Restoration  
File No. 761/01270.AGY – Index No. 47914  
Bierlein Companies, Inc., Midland; CCO No. 4, Incr. \$16,631.91
6. JUDICIARY, LANSING – Hall of Justice Building – Construction of Hall of Justice New Building  
File No. 950/97299.RCH – Index Nos. 10989 & 53080  
The Christman Company, Lansing; CCO No. 17, Incr. \$53,322.72

7. DEPARTMENT OF TRANSPORTATION, LANSING – Murray D. Van Wagoner Building – Renovation of Cafeteria  
File No. GEH/00444.TSD – Index No. 00226  
Irish Construction Company, Howell; CCO No. 2, Incr. \$27,264.00

#### **LEASES FOR PRIVATE PROPERTY**

8. DEPARTMENT OF FAMILY INDEPENDENCE AGENCY, REDFORD – Renewal Sublease (#10949) from December 1, 2001, through November 30, 2011, with Second Mount Clemens Corporation, A Michigan Corporation, 810 Seventh Avenue, New York, New York 10019, for 35,976 rentable square feet of office space located at 27304 Plymouth Road, Redford. The annual per square foot rental rate for this space is \$7.06 (\$21,167.90 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies, wastebasket trash removal, replacement of tubes and bulbs, and telecommunications or alarm. This lease also provides for renovations to be amortized separately over a five-year period representing an annual cost per square foot rate of \$11.13 (\$33,365.83 per month). Effective June 15, 2002, and every subsequent June 15, any increase or decrease in taxes and operating expenses for common area maintenance per annum will be adjusted and paid on an annual basis, this includes 1% administrative fee. This lease contains two five-year renewal options beginning December 1, 2011 through November 30, 2016 with an annual per square foot rental rate of \$7.55 (\$22,636.92 per month). Effective December 1, 2016 through November 30, 2021, the annual square foot rental rate for this space is \$8.55 (\$25,634.92 per month). This space provides workstations for 235 employees. This lease was approved by the Joint Capital Outlay Committee on October 18, 2001. This lease has been approved by the Attorney General as to legal form. Source of Funds: 57% Federal Funds; 43% General Fund.

# SPECIAL AGENDA

## BUILDING COMMITTEE

## STATE ADMINISTRATIVE BOARD

December 18, 2001

10:45 - 11:00 A.M. Senate Appropriations Room  
3<sup>rd</sup> Floor Capital

### **RECOMMENDATION FOR LEASE (all services included)**

1. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – New Lease from January 1, 2004 through December 31, 2009, with The City of Lansing, A Michigan Municipal Corporation, Lansing City Hall, 124 East Michigan Avenue, Lansing, MI 49721, and the Boji Group of Lansing, A Michigan Limited Liability Company, 124 West Allegan, Lansing, MI 48933, as the Lessors, for 400 minimum to 500 maximum parking spaces located at the Southeast corner of Allegan and Townsend Street, in a parking ramp to be constructed. The monthly rate per space is \$100.00. If 400 or more spaces are leased there will be a discount of \$15.00 per space per month or a net cost of \$85.00 per space. Effective January 1, 2005, and each January 1 thereafter the rent shall be adjusted on the \$85.00 by 3% annually in lieu of payment for city taxes and insurance. This lease contains nine, five-year renewal options with a continuation of the 3% annual adjustment. This lease contains a five day first right of refusal at the Lessee's current rental rate, for spaces that become vacant up to a total of 500 spaces. This lease has been approved by the Attorney General as to legal form. Source of Funds: Monthly Parking Fees and State restricted funds.